

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Anerio V. Altman, Esq. #228445 Lake Forest Bankruptcy 23151 Moulton Parkway Laguna Hills, CA 92653 Phone and Fax: (949) 218-2002 avaesq@lakeforestbkoffice.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: DEBTOR-IN-POSSESSION	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: SHARON LANGLOIS Debtor(s).	CASE NO.: 2:20-bk-12169-SK CHAPTER: SELECT CHAPTER NOTICE OF SALE OF ESTATE PROPERTY
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Sale Date: 11/18/2020	Time: 9:00 am
Location: 255 E. Temple Street #1575, Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 11/04/2020

Description of property to be sold:

2473 Crest View Drive, Los Angeles, CA 90046-1406 and also known as "THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DSECRIBED AS FOLLOWS: LOT 1, OF TRACT NO. 20249, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP RECORDED BOOK 658, PAGES 69 THROUGH 74

Terms and conditions of sale:

Buyer BEHROZ YEGANEH and ARA YEGANEH will pay \$2,020,000 to by the property upon approval of the court on approximately November 22nd, 2020 by deposit with West Coast Escrow located at 11835 W. Olympic Boulevard, #1120-East Tower, Los Angeles, CA 90064.

Proposed sale price: \$ 2,020,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): Initial overbid must be at least \$5,000 over the original offer, or \$2,025,000. Subsequent bidding shall be in increments of \$1,000 or such increments as the Court may establish. Bidders must deposit \$20,000 before confirmation with Debtor's Counsel (listed below).

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

The sale will be held on:

Date: November 19th, 2020;

Time: 9:00 A.M.

Place: 255 E. Temple Street #1575, Los Angeles, CA 90012.

Please check Judge Klein's guidelines at ww.cacb.uscourts.gov for procedures to appear by Zoom or by telephone.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Anerio V. Altman, Esq.

Lake Forest Bankruptcy

23151 Moulton Parkway

Laguna Hills, CA 92653

Phone and Fax: (949) 218-2002

avaesq@lakeforestbkoffice.com

Date: 10/28/2020

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

23151 Moulton Parkway, Laguna Hills, CA 92653

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 10/28/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Anerio V Altman LakeForestBankruptcy@jubileebk.net, lakeforestpacer@gmail.com

Kelly M Kaufmann bknotice@mccarthyholthus.com, kraftery@ecf.courtdrive.com

Ron Maroko ron.maroko@usdoj.gov

United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 10/28/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 10/28/2020, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Overnight mail:

Art Ober, 925 S. Bedford Street, Los Angeles, CA 90035

Steven Ober, 324 North Mansfield, Los Angeles, CA 90036

Delivery to the court per the court manual.

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

10/28/2020

ANERIO V. ALTMAN, ESQ.

Date

Printed Name

Signature

Label Matrix for local noticing
0973-2
Case 2:20-bk-12169-SK
Central District of California
Los Angeles
Wed Oct 28 15:42:21 PDT 2020

U.S. Bank NA, successor trustee to Bank of A
c/o McCarthy & Holthus, LLP
411 Ivy Street
San Diego, CA 92101-2108

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

Art Ober
925 S. Bedford Street
Los Angeles, CA 90035-1983

Internal Revenue Service
Centralized Insolvency Operation
Po Box 7346
Philadelphia, PA 19101-7346

LVNV Funding, LLC
Resurgent Capital Services
PO Box 10587
Greenville, SC 29603-0587

National Default Servicing Corporation
7720 N. 16th Street 300
Phoenix, AZ 85020-7404

Peter Aldana
Assessor-County Clerk-Recorder
P.O. Box 751
Riverside, CA 92502-0751

Select Portfolio Servicing, Inc
PO Box 65250
Salt Lake City, UT 84165-0250

Sequoia Financial Services
28632 Roadside Dr Ste 110
Agoura Hills, CA 91301-6074

Steven Ober
324 North Mansfield
Los Angeles, CA 90036-2624

U.S. Bank NA
c/o Select Portfolio Servicing, Inc.
P.O. Box 65250
Salt Lake City, UT 84165-0250

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Anerio V Altman
Lake Forest Bankruptcy
23151 Moulton Parkway
Laguna Hills, CA 92653-1206

Anerio V Altman
Lake Forest Bankruptcy
PO Box 515381 #97627
Los Angeles, CA 90051-6681

Sharon Langlois
2473 Crest View Drive
Los Angeles, CA 90046-1406

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Compass Real Estate

(u)Courtesy NEF

End of Label Matrix
Mailable recipients 15
Bypassed recipients 2
Total 17